

TO: DEVELOPMENT REVIEW BOARD **DATE:** August 21, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 181-DR-1987#3
REQUEST: Approve site plan & elevations for an expansion to the existing facility, to include additional service bays and office space.
PROJECT NAME: Infiniti Of Scottsdale
LOCATION: 6910 E McDowell Rd

DEVELOPER/OWNER: 6991 Development Inc
ARCHITECT/DESIGNER: John Mahoney Architect
ENGINEER: Gilbertson & Associates
APPLICANT/COORDINATOR: John Mahoney Architect/John Mahoney
1819 W Drake Dr Ste 101
Tempe, AZ 85283
(480) 345-8457

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: The applicant has notified all property owners within 300 ft. of the site and the four adjacent homeowner associations. The applicant also visited the adjacent residential property owners along 69th Street and Almeria Rd. and received approval letters from them. Working with the neighbors, the applicant has agreed to raise the rear (north) property wall to match the height of the wall found behind the car dealership parking structure. Staff has not received any comments from the public regarding this project at the time of drafting this report.

REQUEST: The applicant seeks approval of site plan and elevations relating to an expansion of the existing dealership building.

LOCATION & ZONING: The site is located at the northwest corner of McDowell Road and 69th Street, specifically, 6910 McDowell Road. The property is currently zoned Highway Commercial (C-3) and contains a Conditional Use Permit for an automobile dealership.

CHARACTERISTICS: This is an existing building that contains the Infiniti dealership.

DISCUSSION: The approximate 2,700 sq. ft. expansion occurs on the west side of the existing building and consists of two service bays (for detailing and window tinting of cars only), parts storage area, offices, and a conference room. The new expansion is 23 ft. in height, which matches the existing building height. Access driveways do not change due to the new expansion, parking remains in compliance with the zoning ordinance, and the sites open space mildly increases due to new planters along the building facade. New landscaping, along the façade of the new expansion and within the parking lot, matches existing site landscaping and includes Sissoo trees and relocated Olive trees.

The facade of the new expansion matches the architecture and color of the existing building. The walls consist of EFIS on concrete block, including vertical and horizontal score lines. The main body of the expansion is painted tan (Summit) and the trim dark tan (Hickory). The overhead garage doors, service door, and concrete block base along the north side of the building are also painted a dark tan (Hickory).

RELATED CASES: 181-DR-1987, 181-Dr-1987#2, 180-SA-2001, and 7-UP-2002

Bill Verschuren
Senior Project Coordination Planner
480-312-7734

ATTACHMENTS: #1-Project Narrative
#2-Aerial
#2A-Close-Up Aerial
#3-Zoning Map
#4-Site Plan
#5-Landscaping Plan
#6-Elevations
#7-Citizen Input
A-Stipulations/ Ordinance Requirements

JOHN MAHONEY
A R C H I T E C T

Project Narrative
Proposed Infiniti of Scottsdale Expansion

This project consists of additional space required for the existing Infiniti of Scottsdale dealership located on the north side of McDowell Road.

The new service bays shall be for the detailing and window tinting of vehicles sold and serviced at this dealership. The architecture shall match the existing in all aspects color, texture and design. The overhead bay doors are at a minimum required height and shall be fully screened with the existing masonry wall and landscaping on the north property line.

The meeting room and file storage room shall provide much needed space for the existing administrative needs of Infiniti of Scottsdale. The addition provides an opportunity to "clean up" the west face of the building. All of the existing slump block walls shall be covered as a result of the expansion. The new exterior walls provide a continuation of the clean lines and updated design the newly remodeled office and showroom created when the old Scottsdale Honda was demolished.

In addition to the architectural enhancements, much of the old patchwork site conditions shall also be "cleaned up". The newly added decorative concrete shall be extended to meet the new structure. Additional landscape islands shall be provided at the base of the new building as well as the addition of two tree wells to match the existing. The employee-parking layout has been redone to allow for better maneuverability. This shall allow for additional landscaping along 69th street and better screening of the parked cars.

181-DR-1987#3
3/17/2003



ATTACHMENT #1



Infinity of Scottsdale

181-DR-1987#3

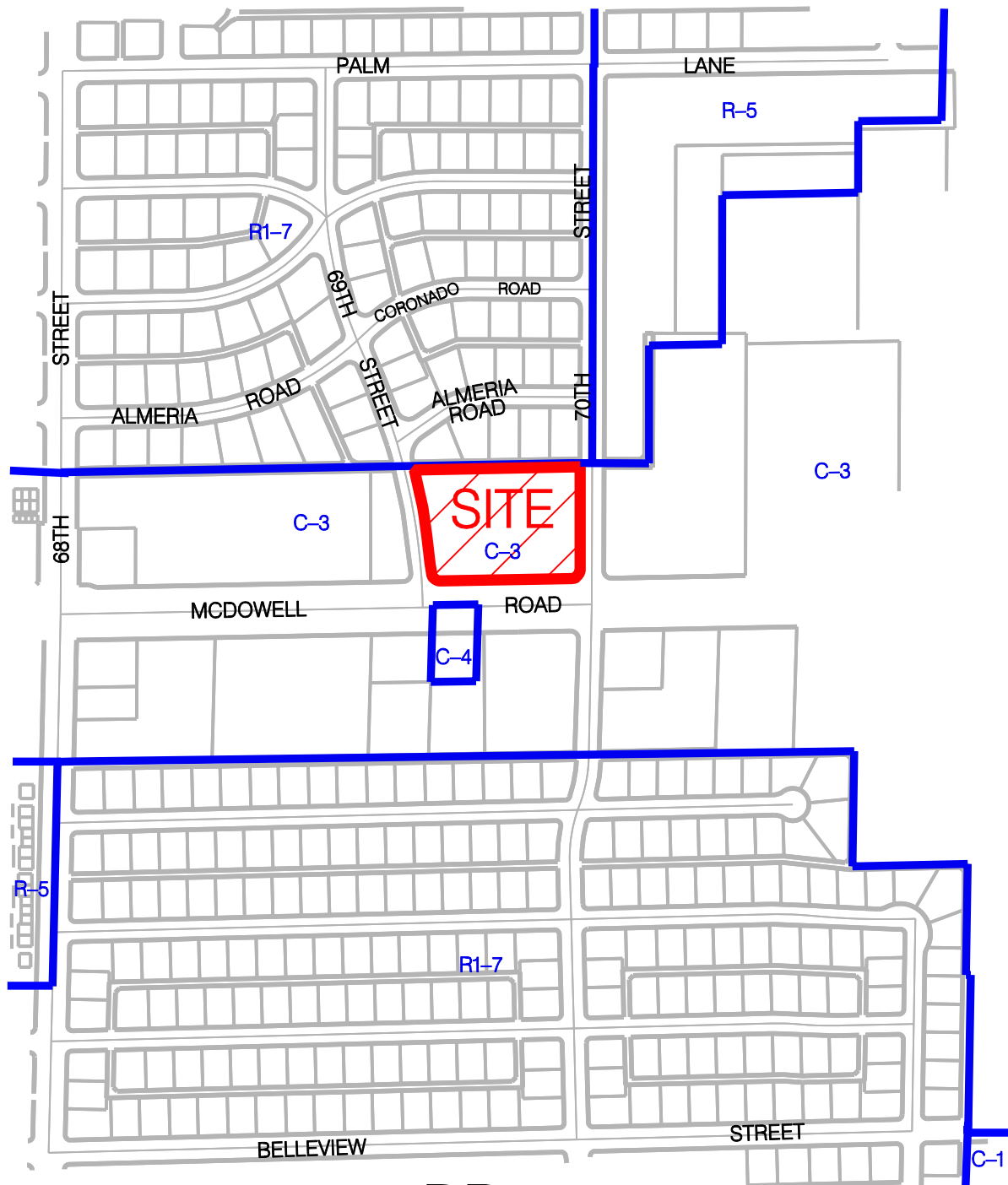
ATTACHMENT #2



Infinity of Scottsdale

181-DR-1987#3

ATTACHMENT #2A

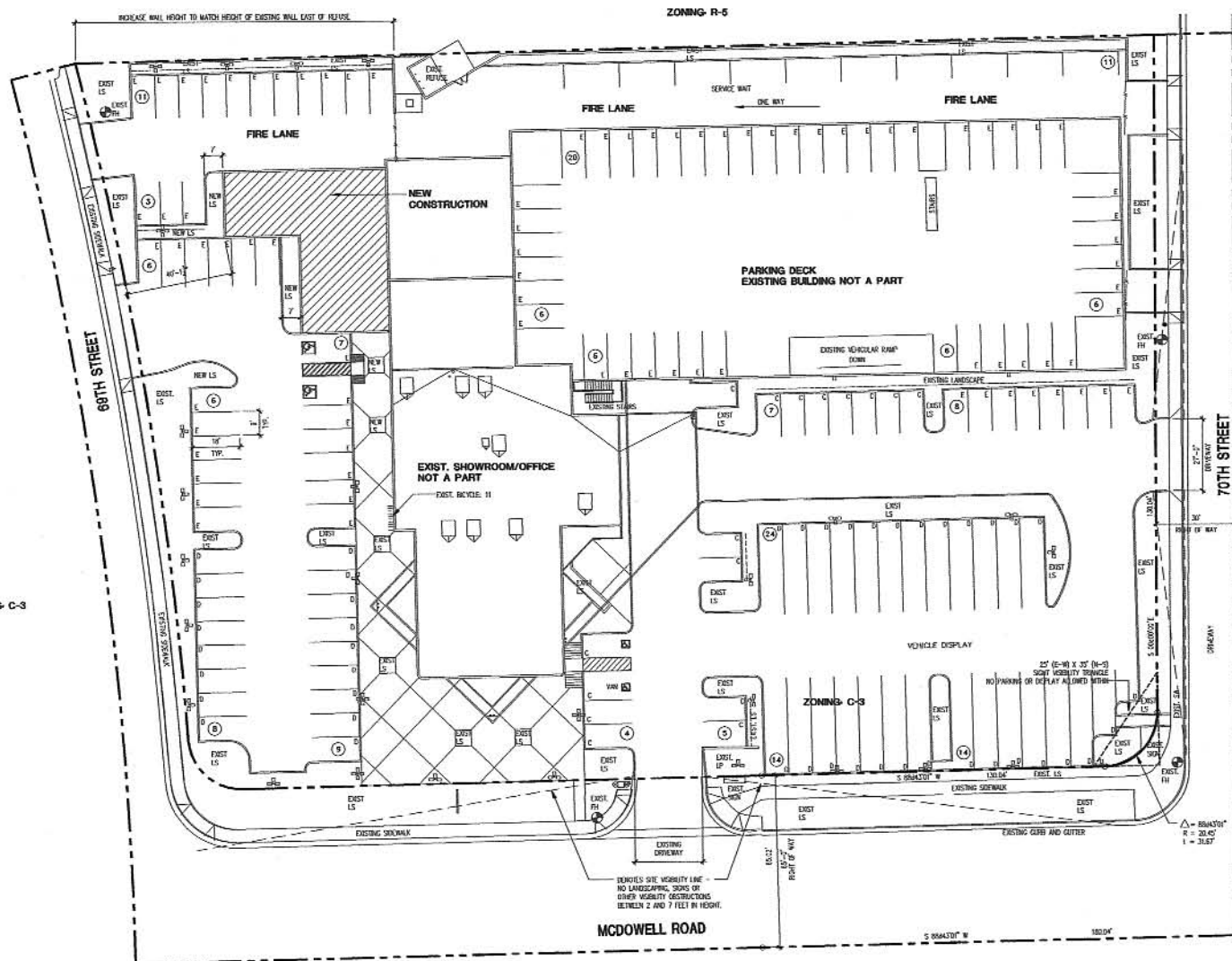


181-DR-1987#3

ATTACHMENT #3



ATTACHMENT #4



181-DR-1987#3
7-23-03

SITE PLAN

SCALE: 1" = 20'-0"



STIPULATIONS (CASE 2-UP-2001)

4. LIMITATIONS OF OPERATIONS: THERE SHALL BE NO BODY REPAIR OR PAINTING ON THE SITE.

5. NOISE/ODOR: THERE SHALL BE NO PARKING ADJUSTING, PAINTING SYSTEM AND ALL VEHICLE MAINTENANCE, REPAIR, PREPARATION AND DETAILING/CLEANING WORK SHALL BE CONDUCTED WITHIN AN ENCLOSED BUILDING.

ZONING- C-4

OPEN SPACE CALCULATIONS

OPEN SPACE CALCULATIONS:
REAR LOT: 30' x 102.75' S.F. (FOR 6'-12" BLDG. HEIGHT)
102.75' x 30' x 10.33' = 4,756 S.F. (FOR 12' BLDG. HEIGHT)
TOTAL OPEN SPACE REQUIRED: 15,381 S.F.
TOTAL OPEN SPACE PROVIDED: 10,306 S.F.

FRONT OPEN SPACE CALCULATIONS

15,381 / 2 = 7,690 S.F.

FRONT OPEN SPACE REQUIRED: 7,691 S.F.

FRONT OPEN SPACE PROVIDED: 7,696 S.F.

PARKING LOT LANDSCAPING CALCULATIONS

40,400 x .15 = 7,255 S.F.

PARKING LOT LANDSCAPING REQUIRED: 7,255 S.F.

PARKING LOT LANDSCAPING PROVIDED: 12,550 S.F.

VICINITY MAP

SCALE: NONE

PROJECT INFORMATION

ARCHITECT:
JOHN MAHONEY ARCHITECT
1819 WEST ORANGE DRIVE, SUITE 101
TEMPE, ARIZONA 85283
TEL: 480-342-8457

OWNER:
KIM DEVELOPMENT EAST
1200 EAST McDOWELL, SUITE 300
PHOENIX, ARIZONA 85014
TEL: 602-294-1001

PROJECT ADDRESS:
6910 EAST McDOWELL ROAD
SCOTTSDALE, ARIZONA

ZONING: C-3

AREAS: 147,896 S.F. (3.30 ACRES)

NET: 105,146 S.F. (2.41 ACRES)

GROSS FLOOR AREA EXISTING: 36,063 S.F.

GROSS FLOOR AREA ADDITIONAL: 2,788 S.F.

TOTAL GROSS FLOOR AREA: 38,851 S.F.

F.A.R.: .27

PARKING CALCULATION

88 DISPLAY SPACES

75% = 3.4 x 2 (CUSTOMER AND EMPLOYEE) = 6.8 SPACES

OFFICE/SHOWROOM: 14,566 S.F. (EXISTING) x 829 S.F. (NEW) = 10,990_{MIN} = 54.9 SPACES

PARTS/STORAGE: 1,470 S.F. (EXISTING) = 1,575 S.F. (NEW) = 1,990_{MIN} = 3.8 SPACES

3/SERVICE BAY (0 IN BAY)

22 BAYS (EXISTING) + 2 BAYS (NEW) = 24 BAYS x 2 = 48 SPACES

TOTAL PARKING REQUIRED: 113.5 OR 114 SPACES

TOTAL PARKING PROVIDED: 117 SPACES

NOTE: 18 SERVICE SPACES UNDER PARKING DECK (NOT OTHER)

TOTAL ACCESSIBLE PARKING REQUIRED: 4 SPACES

TOTAL ACCESSIBLE PARKING PROVIDED: 4 SPACES

BIKE/PARKING REQUIRED: 113.5% = 11.35 OR 11

BIKE/PARKING PROVIDED: 11

ZONING- C-3

LEGAL DESCRIPTIONS

LOT 11 OF THE REDLANDS, ACCORDING TO BOOK 68 OF MAPS, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 150 FEET OF THE EAST 150 FEET THEREOF.

THE SOUTH 150 FEET OF THE EAST 150 FEET OF TRACT "D" OF THE REDLANDS, A SUBDIVISION ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 68 OF MAPS, PAGE 23.

LEGEND

--- DENOTES EXISTING TO REMAIN
--- DENOTES EXISTING TO BE DEMOLISHED
--- DENOTES NEW CONSTRUCTION

ALL SIGNS REQUIRE SEPARATE REVIEW, APPROVAL AND PERMITS.

CASE HISTORY

7-UP-01

2818-00-C

68-UP-87

INFINITI of
SCOTTSDALE

6910 east mcdowell road
scottsdale, arizona

A R C H I T E C T
JOHN MAHONEY

PREPARED FOR

NOT FOR CONSTRUCTION

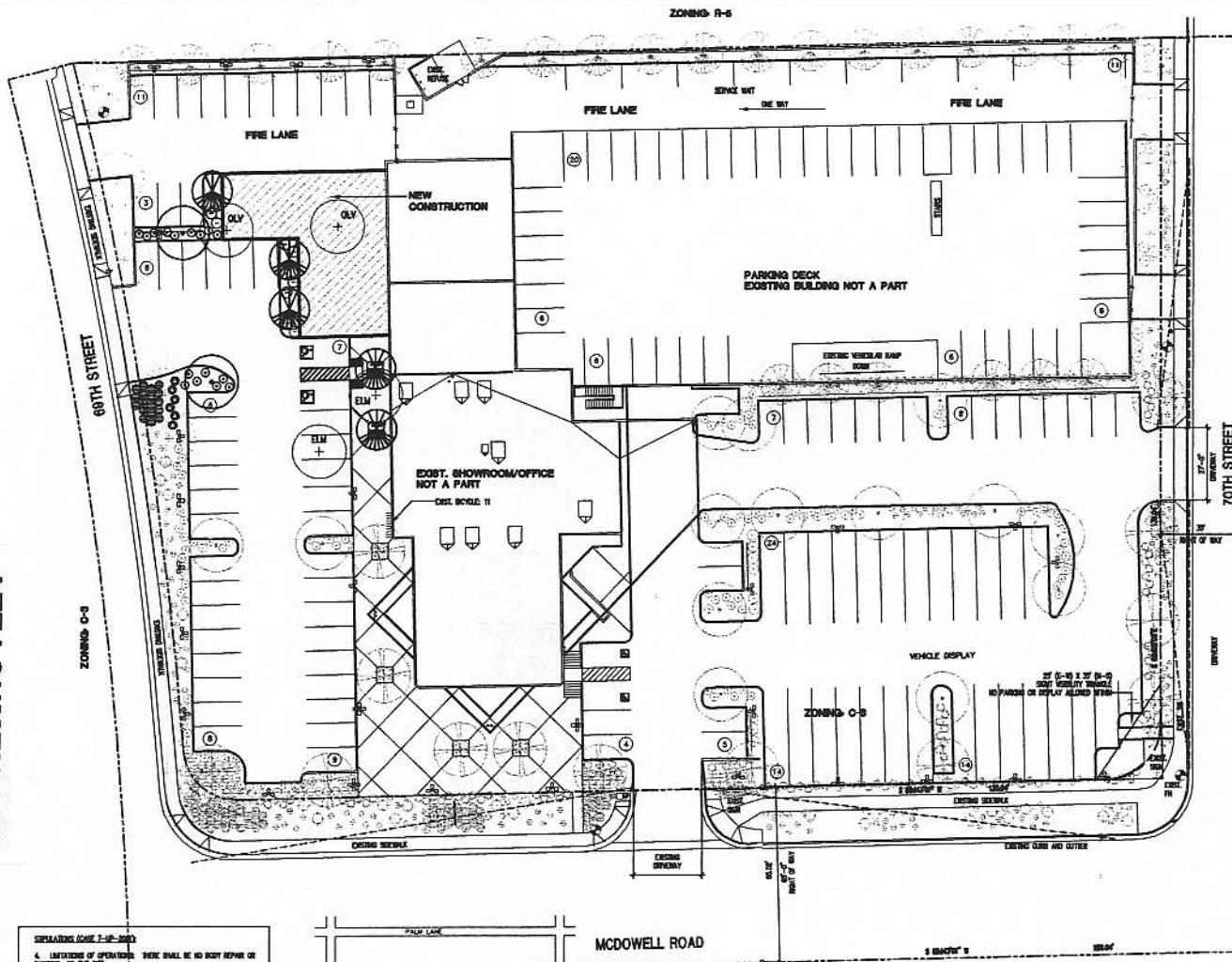
1819 W. ORANGE DR., SUITE 101
TEMPE, ARIZONA 85283-4311
TEL: 480-342-8457 FAX: 480-342-8459

PROJECT NO.: 0239

ISSUE DATE: 6-27-03

SITE PLAN

A1.0



SPECIAL NOTES (SEE 2-10-10)

4. LIMITATIONS OF OPERATIONS: THERE SHALL BE NO BODY REPAIR OR PAINTING ON THE SIG.
5. MAINTENANCE: THERE SHALL BE NO PAINT, COATING, PAINTING SYSTEM AND ALL VEHICLE MAINTENANCE, REPAIR, PREPARATION AND RETAILING/CLEANING WORK SHALL BE CONDUCTED WITHIN AN ENCLOSED BUILDING.

OPEN SPACE CALCULATIONS:

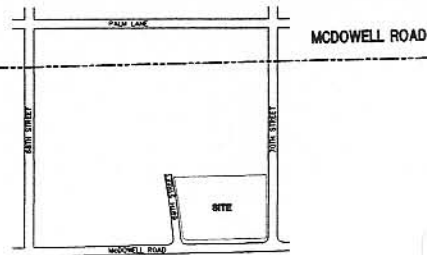
OPEN SPACE CALCULATIONS:
 VOLUME 8: 10' x 10' x 10' = 1,000 S.F. (FOR 4'-0" BLDG. HEIGHT)
 VOLUME 9: 20' x 10' x 10' = 2,000 S.F. (FOR 4'-0" BLDG. HEIGHT)
 TOTAL OPEN SPACE REQUIRED: 3,000 S.F.

FRONT OPEN SPACE CALCULATIONS:
 10' x 10' = 1,000 S.F.
 FRONT OPEN SPACE REQUIRED: 1,000 S.F.
 FRONT OPEN SPACE PROVIDED: 1,000 S.F.

PARKING LOT LANDSCAPING CALCULATIONS:
 10' x 10' = 1,000 S.F.
 PARKING LOT LANDSCAPING REQUIRED: 1,000 S.F.
 PARKING LOT LANDSCAPING PROVIDED: 1,000 S.F.

VICINITY MAP

SCALE: NONE



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ALL LANDSCAPE AREAS & MATERIALS INCLUDING PLANTINGS LOCATED IN THE ROAD SHALL BE MAINTAINED IN A HEALTHY, CLEAN, UNIMPAIRED CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE OWNER.

LANDSCAPE PLAN
 APPROVED
 CITY OF SCOTTSDALE

CASE NUMBER: APPROVED BY: DATE:

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL ORDINANCES WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.



CONCEPTUAL PLANTING PLAN

SCALE: 1" = 20'-0"



PROPOSED PLANT PALETTE

SYMBOL	PLANT NAME	SIZE/REMARKS
+	EXISTING TREE TO BE REMOVED (OLY, EVERGREEN ELM)	
•	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX, STANDARD, MATCHED
•	DALBERGIA SPINOSA DALBERGIA	24" BOX, STANDARD, MATCHED
○	SHRUBS	
○	LEUCOPHYLLUM CANDIDUM "L.CLOUD"	5 GAL
○	THUNDER CLOUD "SALE"	5 GAL
○	NEROLIUM OLEANDER "P.PINK"	5 GAL
○	AGAVE DESERTICOLA	5 GAL
○	LEUCOPHYLLUM CANDIDUM "L.CLOUD"	5 GAL
○	GREEN CLOUD "SALE"	5 GAL
■	GROUND COVERS	
■	LANTANA MONTEVIDEOSIS "NEW GOLD"	1 G @ 3" OC
■	NEW GOLD LANTANA	

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED BARK.
2. PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED BARK.
3. PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED BARK.
4. PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED BARK.
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6. PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED BARK.
7. PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED BARK.

INFINITI of SCOTTSDALE
 6910 east McDowell road
 Scottsdale, Arizona

A R C H I T E C T
JOHN MAHONEY

PRELIMINARY ONLY

NOT FOR CONSTRUCTION

100 W. GARDEN ST., SUITE 101
 TEMPE, ARIZONA 85283-4371
 TEL: 480.345.0457 FAX: 480.345.1750



PROJECT NO.: 0239
 ISSUE DATE: 1-13-03

L1.0

CONCEPTUAL
 PLANTING PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

WEST ELEVATION

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

**181-DR-1987#3
7-23-03**

PROJECT NO. 0239
ISSUE DATE: 6-27-03

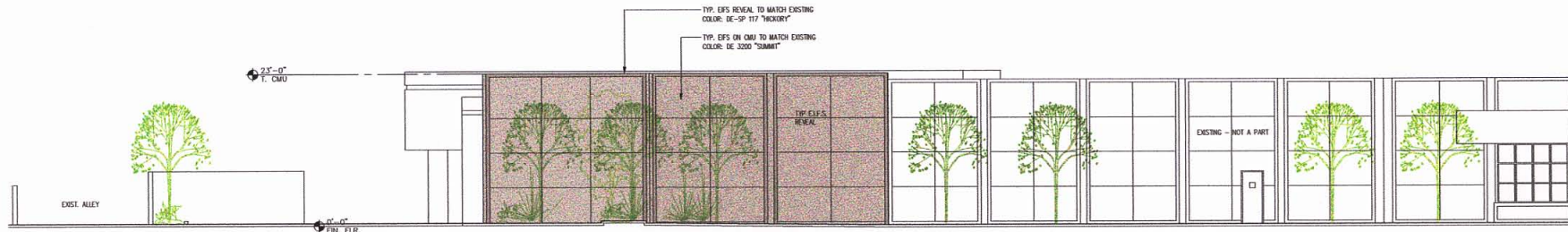
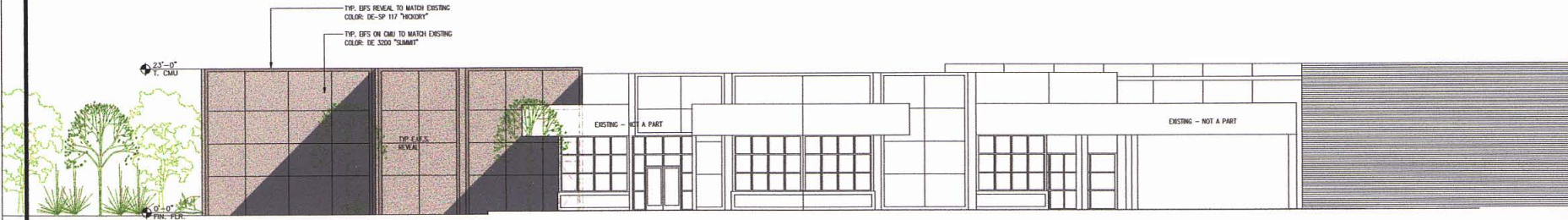
A3.1

BUILDING ELEVATIONS

JOHN MAHONEY ARCHITECT

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

1819 W. CHANDLER BLVD. SUITE 101
TEMPE, ARIZONA 85283-4311
TEL: 480-345-1759 FAX: 480-345-1759



181-DR-1987#3
Infiniti Of Scottsdale

Attachment #7. Public Input

**This attachments is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.**

Stipulations for Case: Infiniti of Scottsdale 181-DR-1987 #3

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by John Mahoney, Architect dated June 27, 2003.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by John Mahoney, Architect dated June 27, 2003.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by John Mahoney, Architect dated January 13, 2003.
 - d. Floor plan shall be consistent with the Floor Plan/Floor Plan Worksheet submitted by John Mahoney, Architect which was received by the City dated March 17, 2003.
 - e. Open space shall be consistent with the Site Plan Comparison Worksheet submitted by John Mahoney, Architect which was received by the City dated March 17, 2003.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).
9. The entire length of the wall adjacent to the residential neighborhood on the north property line shall match the existing maximum wall height.

SITE DESIGN:

DRB Stipulations

10. Revise the site plan to show the correct zoning on the north side of the property as R1-7.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

11. All exterior lighting shall return to the Development Review Board for separate review.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

12. Bike rack design shall be in conformance with City of Scottsdale M.A.G. details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- A. Revise site plan to provide additional accessible parking spaces to comply with the Zoning Ordinance requirements of Article IX.
- B. Provide additional bicycle parking spaces to comply with the Zoning Ordinance requirements of Article IX.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

13. Flagpoles, if provided, shall be one piece, conical, and tapered.

Ordinance

- C. Per case 7-UP-2001 no public address/paging system is allowed and all vehicle maintenance, repair, preparation and detailing/cleaning work shall be conducted within an enclosed building.

RELEVANT CASES:

Ordinance

- D. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:
7-UP-2001

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS:

14. The conceptual drainage plan entitled, "Scottsdale Infiniti," submitted by Gilbertson Associates Inc, sealed March 14, 2003.
15. The Conceptual drainage report entitled, "Scottsdale Infiniti Conceptual Drainage Report," submitted by Gilbertson Associates, Inc., sealed February 14, 2003.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

16. Show top of wall (TOW) and top of footer (TOF) elevations for all proposed walls or additions to existing walls. All wall over 6 feet in height will require submission of structural wall calculations with the civil improvement plans.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

17. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
18. The existing drywells may be utilized in their existing locations. The continued use of the drywells will require a certification that the existing drywells are clean and functioning.

Ordinance

- E. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

INTERNAL CIRCULATION:**DRB Stipulations**

19. The developer shall provide a minimum parking-aisle width of 24 feet.
20. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- F. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

WATER:**Ordinance**

- G. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

21. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- H. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- I. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- J. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

22. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- K. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]